

PUBLIC HEARING AGENDA



Planning & Zoning Commission

T U E S D A Y
March 22, 2005

According to the Arizona Open Meeting Law, the Planning Commission may only discuss matters listed on the Planning & Zoning Commission agenda. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

PRE-SESSION – begins at 6:30 p.m. – City Council Chambers 31 E. 5th Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Consent Agenda

PLANNING AND ZONING COMMISSION HEARING 7:00 p.m. – City Council Chambers 31 E. 5th St.

1. CONSIDERATION OF MEETING MINUTES: Feb. 22, 2005

- 2. PLANNED DEVELOPMENT (0406)** Hold a public hearing for **ARIZONA STATE UNIVERSITY** (Arizona Board of Regents, property owner), to rezone 130 parcels of land comprised of approximately 102 acres located on the first 150 feet from the right-of-way of properties owned by the Arizona Board of Regents located along Mill Avenue, University Drive, Apache Boulevard and Rural Road and full parcels of property located on the southeast corner of Mill Avenue and University Drive, and between the College Avenue Alignment and Rural Road on the north side of Rio Salado Parkway.

The public hearings include the following:

Ordinance No. 2005.07 #ZON-2005.04 the proposed amendment includes the following changes to the Zoning Map:

Acres:	From:	To:
23.00 acres	Single Family Residential R1-6	Mixed-Use Educational MU-ED
01.50 acres	Multi-Family Residential R-4	Mixed-Use Educational MU-ED
01.60 acres	Light Industrial I-1	Mixed-Use Educational MU-ED
36.60 acres	General Industrial I-2	Mixed-Use Educational MU-ED
22.70 acres	Central Commercial District CCD	Mixed-Use Educational MU-ED
02.40 acres	Multi-use General Commercial MG	Mixed-Use Educational MU-ED
06.10 acres	Commercial C-1	Mixed-Use Educational MU-ED
03.70 acres	Commercial C-2	Mixed-Use Educational MU-ED
04.20 acres	Residential Office RO	Mixed-Use Educational MU-ED
101.80 acres		

***THIS REQUEST IS BEING PROCESSED UNDER ZONING ORDINANCE 808**

3. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **DOLCE VITA TOWNHOMES (CC050012))** (Babak Taharanchi, D.O., property owner) for 37 three-story residential units on 1.37 net acres, located at 202 South Hardy Drive, including the following:

Ordinance No. 2005.17 #ZON-2005.06 for a zoning map amendment from R-3, Multi-Family Residential Limited to R1-PAD, Single-Family Residential Planned Area Development on 2.08 gross acres.

#SPD-2005.34 for a Planned Area Development consisting of 37 units with 2 and 3 bedroom units with 1,140 to 1,532 s.f. in living area, including garages.

#SBD-2005.35 for a Final Subdivision Plat consisting of 37 single-family lots and 12 tracts on 1.37 net acres.

***THIS REQUEST IS BEING PROCESSED UNDER ZONING ORDINANCE 808**

4. **STAFF ANNOUNCEMENTS**

5. **COMMISSION ANNOUNCEMENTS**

POST-SESSION – begins after regular meeting – City Council Chambers 31 E. 5th Street.

If necessary, continue pre-session discussion.